2/9/2018 5:09:36 PM

BELMONT VILLAGE UNION AVENUE
5175 UNION AVENUE, SAN JOSE, CA 95124

PROJECT DIRECTORY

Developer:
BV Union Avenue, LLC
8554 Katy Freeway, Suite 200
Houston, TX 77024
tel: (713) 463-1831 ; cell: (713) 906-0584
fax: (713) 647-9601
attn: Adam Hamilton

cell: (619) 455-9846
attn: Andrew Gerber

Architect:
HKIT Architects
538 Ninth St., Suite 240
Oakland, CA 94607
tel: (510) 625-9800
attn: Paul McElwee

Landscape Architect
VanDorn Abed Landscape Architects, Inc.
81 14th Street
San Francisco, California 94103
tel: (415) 864-1921
attn: Shari VanDorn

Civil Engineer
HMH
1570 Oakland Rd.
San Jose, California 95131
tel: (408) 487-2200
attn: Zeferino J. Jimenez

Ground Lessor/Propert Owner:
Union School District
5175 Union Avenue
San Jose, CA 95124
tel: (408) 377-8010
attn: Denise Clay

ZONING NOTES

San Jose Zoning Requirements
Project Address: 5175 Union Avenue, San Jose, CA 95124

General Plan Designation: Mixed Use Commercial (MUC)

Zoning: Current: R-1-8,
Proposed: CN per Project C18-018/ 2018-121731-ZN

Easements: Easement For Public Roadway - Union Avenue
Site Area: Gross Area : 3.79 Acres
Net Area : 3.315 Acres (144,401 sf)

	Allowable / Required	Proposed
Building Height:	50'	49'-10"
Lot Coverage:	41,893 sf / 144,401 sf = 29%	
FAR:	136,261 sf / 144,401 sf =.94	
Setbacks:	Front - 10'	
	Rear- None'	
	Interior- None	
	Street Side Corner- 12.5'	

Parking Requirements: *(Per SJMC Table 20-190, Residential care or service facility)*
1 space per first 6 client beds
+1 add'l space for up to 4 client beds (or portion thereof) above first 6
+1 add' space for each add'l 4 client beds (or portion thereof)
+1 space for each employee
+1 bicycle space per 10 full-time employees

	Units	Beds
Studio & 1-bed suites:	151	151
Shared studio & 2-bed suites:	5	10
Total Client Beds		161

Number of Employees: 47
(Ref. SJMC Sec. 20.90.050.B for definition)

Parking Requirements:

First 6 beds -	1 sp
Next 4 beds -	1 sp
Each additional 4 beds -	38 sp
Employees -	47 sp
Total	87 sp

Parking Provided: 126 sp
Bicycle Parking
Required: 1 per 10 full-time employees (47 employees/10) = 5 sp
Provided: 6 sp

PROJECT DATA

Project Description: 156 units of assisted living and memory care facility with associated parking and community spaces
APN: 421-20-010
Project Address: A portion of 5175 Union Avenue, San Jose, CA 95124

Lot Area: 3.79 Acres (Gross) ; 3.315 Acres (Net)
Height: 49'-10"

UNIT MIX

FLOOR		1ST		2ND		3RD	4TH	TOTAL #MC UNITS	TOTAL #AL UNITS	TOTAL UNITS	TOTAL BEDS
	sf/unit	MC	AL	MC	AL	AL	AL				
LA1	675				1	1	1		3	3	3
LA1+	803						1		1	1	1
LA2	659				1				1	1	1
LA3	707				1	1	1		3	3	3
A	525		1		4	6	7		18	18	18
A+	560		1						1	1	1
B	630		5		6	8	9		28	28	28
B+	580				1				1	1	1
SB	630	1		1				2		2	4
CEC	770						1		1	1	1
CEC+	785						1		1	1	1
CHC	882					1	1		2	2	2
D	510	1		1	1	2	1	2	4	6	6
L	420	13	1	6	6	11	4	19	22	41	41
L+	490	3			2	2		3	4	7	7
SA2BR	925				1	1	1		3	3	6
S	350	7	1	6	3	10	7	13	21	34	34
S+	378						3		3	3	3
SUBTOTAL		25	9	14	27	43	38	39	117	156	161

MC = MEMORY CARE
AL = ASSISTED LIVING

DATA BY FLOOR

	Gross area/floor	Units/floor
First Floor	37,185 s.f.	34
Second Floor	35,942 s.f.	41
Third Floor	32,858 s.f.	43
Fourth Floor	30,276 s.f.	38
Totals	136,261 s.f.	156 total Units (161 total Beds)

APPLICABLE CODES & STANDARDS

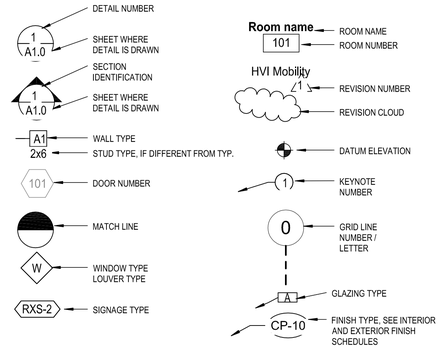
2016 CALIFORNIA BUILDING CODE
2016 MECHANICAL, ELECTRICAL AND PLUMBING CODES
2016 FIRE CODE
2010 AMERICAN DISABILITIES ACT ACCESSIBILITY GUIDELINES
TITLE 19, CALIFORNIA CODE OF REGULATIONS
TITLE 24, CALIFORNIA CODE OF REGULATIONS
2016 CALIFORNIA ENERGY CODE

Open Space

Level	Location	Area
Ground Floor	Main Courtyard	4,454 sf
Ground Floor	Dining Patio	1,106 sf
Ground Floor	Memory Care Courtyard	4,387 sf
Ground Floor	Shared Courtyard	1,264 sf
Second Floor	South Terrace	377 sf
Second Floor	East Patio	164 sf
Third Floor	West Roof Terrace	2,916 sf
Third Floor	SouthTerrace	377 sf
Third Floor	East Patio	164 sf
Fourth Floor	North Terrace	1,470 sf
Fourth Floor	South Terrace	377 sf
Fourth Floor	West Terrace	843 sf
Fourth Floor	East Patio	164 sf
		17,383 sf

SHEET INDEX	
Sheet Number	Sheet Name
A0.0	COVER SHEET
C1.0	GRADING & DRAINAGE UTILITY PLAN
C2.0	STORM WATER CONTROL PLAN
C2.1	STORM WATER CONTROL PLAN NOTES
C2.2	STORM WATER CONTROL PLAN NOTES
C2.3	STORM WATER CONTROL PLAN DETAILS
A1.0	SITEPLAN
A2.1	1ST FLOOR PLAN
A2.2	2ND FLOOR PLAN
A2.3	3RD FLOOR PLAN
A2.4	4TH FLOOR PLAN
A2.5	ROOF PLAN
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS
A4.0	UNIT PLANS
A5.0	SITE PHOTOS
L1.0	GROUNDLEVEL CONCEPTUAL LANDSCAPE PLAN
L1.1	GROUNDLEVEL CONCEPTUAL LANDSCAPE ENLARGED PLAN
L1.2	3RD & 4TH FLOOR CONCEPTUAL LANDSCAPE PLANS
L2.0	CONCEPTUAL SITE DETAILS
L3.0	CONCEPTUAL PLANT PALETTE
L3.1	CONCEPTUAL PLANT IMAGERY
L4.0	GROUNDLEVEL CONCEPTUAL IRRIGATION / HYDROZONE PLAN
L4.1	3RD & 4TH FLOOR CONCEPTUAL IRRIGATION / HYDROZONE PLANS
L5.0	TREE DISPOSITION PLAN

ARCHITECTURAL SYMBOLS



VICINITY MAP

HKIT ARCHITECTS
538 NINTH STREET SUITE 240 • OAKLAND, CA 94607
T 510 625 9800 • F 510 625 9801 • WWW.HKIT.COM

LICENSED ARCHITECT
PAUL M McELWEE
REN. C-28734
STATE OF CALIFORNIA

BELMONT VILLAGE
UNION AVENUE

San Jose, CA 95124

JOB NO. 70070
DRAWN ____
CHECKED ____
JOB CAPTAIN ____
ISSUE

△	DATE	DESCRIPTION
	06/28/2018	ENTITLEMENT SET

DRAWING TITLE
COVER SHEET

SCALE
A0.0

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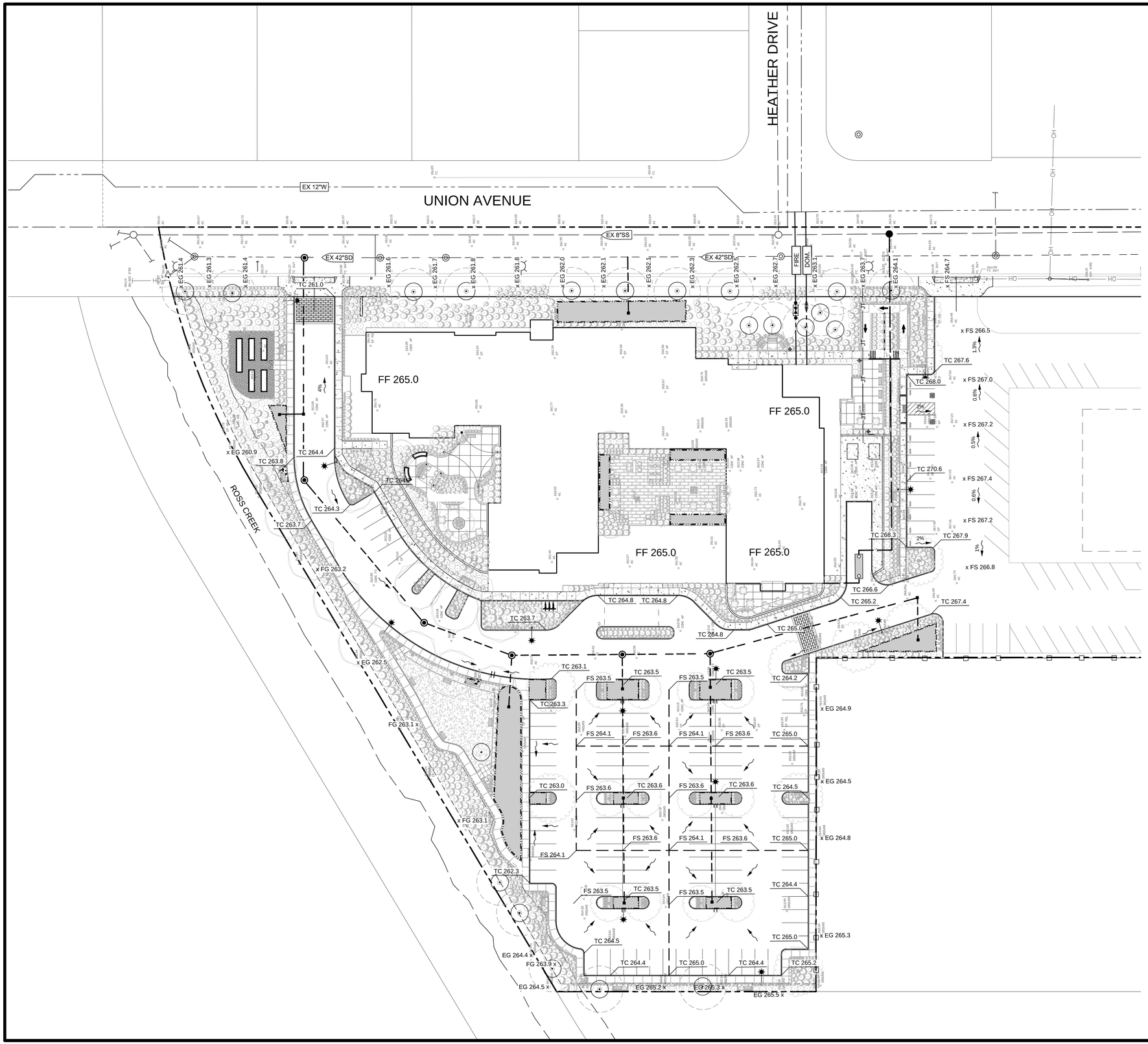

LEGEND

PROJECT BOUNDARY	
STORM DRAIN PIPE	
STORM DRAIN PIPE (EXISTING)	
STORM DRAIN MANHOLE	◉
STORM DRAIN MANHOLE (EXISTING)	◎
CURB INLET	▲
CURB INLET (EXISTING)	△
CATCH BASIN	■
CATCH BASIN (EXISTING)	□
CURB CUT	⊣⊢
HIGH POINT SPOT ELEVATION	x HP
LOW POINT SPOT ELEVATION	x LP
FINISH FLOOR ELEVATION	FF
PAD ELEVATION	PAD
FINISH GRADE ELEVATION	FG
FLOW LINE	FL
TOP OF CURB ELEVATION	TC
PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE	X%
OVERLAND RELEASE PATH	

HMH

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road
San Jose, CA 95131

(408) 487-2200
HMHca.com

BELMONT VILLAGE
San Jose

San Jose, CA 95020

JOB NO.	5320.00
DRAWN	DM
CHECKED	ZJ
JOB CAPTAIN	ZJ

ISSUE

	DATE	DESCRIPTION
	06/26/2018	ENTITLEMENT SET

DRAWING TITLE

GRADING, DRAINAGE & UTILITY PLAN

SCALE 1" = 30'

C1.0

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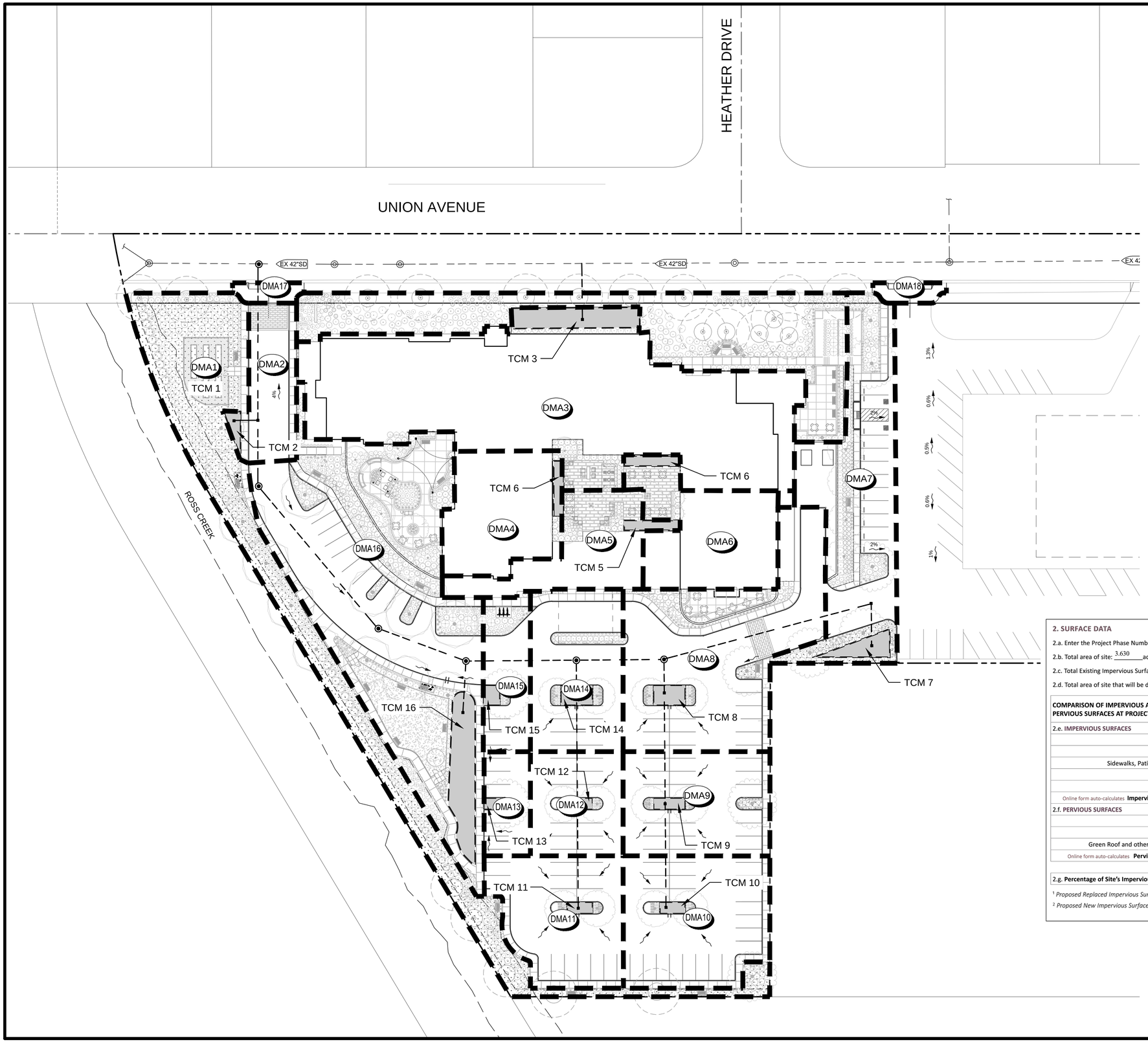

LEGEND

PROJECT BOUNDARY	
STORM DRAIN PIPE	XX"SD
STORM DRAIN PIPE (EXISTING)	EX XX"SD
STORM DRAIN MANHOLE	
STORM DRAIN MANHOLE (EXISTING)	
CURB INLET	
CURB INLET (EXISTING)	
CATCH BASIN	
CURB CUT	
FINISH FLOOR ELEVATION	FF
FINISH SURFACE ELEVATION	FS
TOP OF CURB ELEVATION	TC
PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE	X%
OVERLAND RELEASE PATH	
LID TREATMENT DRAINAGE AREA (SEE SIZING CALCULATIONS, SHEETS C2.1-2.2)	DMA#

HYDROMODIFICATION NOTE:

1. THE PROJECT SITE IS LOCATED WITHIN AN AREA MAPPED AS SUBWATERSHEDS LESS THAN 65% IMPERVIOUS ON THE SAN JOSE HMP APPLICABILITY MAP, AND IS SUBJECT TO HYDROMODIFICATION REQUIREMENTS. A REPORT PREPARED BY BALANCE HYDROLOGICS WILL BE FORTHCOMING.

PROJECT SITE INFORMATION:

1. **SOILS TYPE:** CLAY LOAM (D)
2. **GROUND WATER DEPTH:** 30 to 50 feet
3. **NAME OF RECEIVING BODY:** GUADALUPE RIVER
4. **FLOOD ZONE:** ZONE D
5. **FLOOD ELEVATION (IF APPLICABLE):**

2. SURFACE DATA

2.a. Enter the Project Phase Number (1, 2, 3, etc. or N/A if Not Applicable): N/a

2.b. Total area of site: 3.630 acres

2.c. Total Existing Impervious Surfaces on site: 93630 sq. ft.

2.d. Total area of site that will be disturbed: 3.630 acres

COMPARISON OF IMPERVIOUS AND PERVIOUS SURFACES AT PROJECT SITE	Existing Surface sq. ft.	Proposed Surface: To Be Replaced sq. ft. [1]	Proposed Surface: New sq. ft. [2]	RESET CALCULATIONS
2.e. IMPERVIOUS SURFACES				
Roof Area	19441	33339	8634	
Parking	69341	55442	0	
Sidewalks, Patios, Driveways, Etc.	3746	3746	16842	
Public Streets	1103	1103	0	Total Proposed Impervious Surface (replaced + new)
Private Streets	0	0	0	
Online form auto-calculates **Impervious Surfaces Total**	e.1. 93630	e.2. 93630	e.3. 25476	e.4. 119106
2.f. PERVIOUS SURFACES				
Landscaped Area	29721	38942	0	
Pervious Paving	0	0	0	Total Proposed Pervious Surface (replaced + new)
Green Roof and other Pervious Surfaces	36697	0	0	
Online form auto-calculates **Pervious Surfaces Total**	f.1. 66418	f.2. 38942	f.3. 0	f.4. 38942

2.g. **Percentage of Site's Impervious Area Replacement** (e.2 ÷ 2.c) X 100: Online form auto-calculates g. 100.00 %

[1] *Proposed Replaced Impervious Surface:* Replacement of an existing impervious surface with another impervious surface.

[2] *Proposed New Impervious Surface:* New impervious surface that will cover an existing pervious surface.

HMH

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

BELMONT VILLAGE
San Jose

San Jose, CA 95020

JOB NO.	5320.00
DRAWN	DM
CHECKED	ZJ
JOB CAPTAIN	ZJ

ISSUE

	DATE	DESCRIPTION
1	06/26/2018	ENTITLEMENT SET

DRAWING TITLE

STORMWATER CONTROL PLAN

SCALE 1" = 30'

C2.0

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OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
5175 Union Avenue
San Jose, CA 95124

I.B. PROPERTY OWNER:
Union School District

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
Andrew Gerber - Belmont Village Senior Living

II.B. PHONE NUMBER OF CONTACT:
(619) 455-9846

II.C. EMAIL:
agerber@belmontvillage.com

II.D. ADDRESS:
8554 Katy Freeway, Suite 200
Houston, TX 77024

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
3. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
4. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. PROTECT EXISTING TREES, VEGETATION, AND SOIL.
2. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
3. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
4. E (E.G., RAIN BARREL, CISTERN CONNECTED TO ROOF DRAINS)
5. PROTECTED RIPARIAN AND WETLAND AREAS/ BUFFERS.

TREATMENT CONTROL SUMMARY TABLE

Area	TCM #	Treatment Type	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (s.f.)	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Bioretention Lined or Unlined	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)
1	1	Self-treating	14,269	-	14,269	-	-	-			
2	2	Biotreatment Area	3,531	3,337	194	89	143	Lined	11.7		
3	3	Biotreatment Area	26,015	24,572	1,443	651	1,050	Lined	11.9		
4	4	Flow-through Planter	5,216	5,216	0	133	210	Lined	11.9		
5	5	Flow-through Planter	5,130	5,130	0	131	210	Lined	11.8		
6	6	Flow-through Planter	6,250	6,250	0	159	210	Lined	11.9		
7	7	Biotreatment Area	10,845	7,105	3,740	240	419	Lined	12.0		
8	8	Biotreatment Area	13,025	11,778	1,247	321	321	Lined	12.0		
9	9	Biotreatment Area	6,425	6,091	334	161	161	Lined	11.9		
10	10	Biotreatment Area	7,834	7,614	220	198	198	Lined	11.9		
11	11	Biotreatment Area	6,597	6,377	220	166	166	Lined	11.9		
12	12	Biotreatment Area	4,050	3,830	220	102	140	Lined	11.7		
13	13	Biotreatment Area	2,038	1,924	114	51	114	Lined	11.9		
14	14	Biotreatment Area	6,294	5,818	476	157	250	Lined	11.8		
15	15	Biotreatment Area	3,083	2,395	688	73	130	Lined	11.6		
16	16	Biotreatment Area	23,999	18,697	5,302	564	1,506	Lined	11.9		
17	-	Maintenance Area	546	546	-	-	-	-	-		
18	-	Maintenance Area	555	555	-	-	-	-	-		
Totals			**145,702**	**117,235**	**28,467**	**3,196**	**5,228**	-	-		

SIZING FOR VOLUME BASED TREATMENT

DMA # 2
A= 3531 s.f.
Impervious Area = 3337 s.f. **% Imperviousness= 94.51%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.55252903 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.57252903 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.55252903 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.7950058 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 233.93 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 3,531 sq. ft
Impervious Area = 3,337 sq. ft
Pervious Area = 194 sq. ft
Equivalent Impervious Area = 19 sq. ft Total Equivalent Impervious = **3,356** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 3.975029 hrs

Estimate the Surface Area = 89 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 147.40732 cu. ft
Volume in Ponding Area = 86.523131 cu. ft
Depth of Ponding = 0.97217 ft Depth of Ponding = 11.7 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 3
A= 26015 s.f.
Impervious Area = 24572 s.f. **% Imperviousness= 94.45%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.552266 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.572266 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.552266 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.7946273 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 1,722.69 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 26,015 sq. ft
Impervious Area = 24,572 sq. ft
Pervious Area = 1,443 sq. ft
Equivalent Impervious Area = 144 sq. ft Total Equivalent Impervious = **24,716** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 3.9731367 hrs

Estimate the Surface Area = 651 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 1077.7133 cu. ft
Volume in Ponding Area = 644.97252 cu. ft
Depth of Ponding = 0.9907412 ft Depth of Ponding = 11.9 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 4
A= 5216 s.f.
Impervious Area = 5216 s.f. **% Imperviousness= 100.00%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.58 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.6 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.58 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.8345324 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 362.74 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 5,216 sq. ft
Impervious Area = 5,216 sq. ft
Pervious Area = 0 sq. ft
Equivalent Impervious Area = 0 sq. ft Total Equivalent Impervious = **5,216** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 4.1726619 hrs

Estimate the Surface Area = 133 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 231.23501 cu. ft
Volume in Ponding Area = 131.50839 cu. ft
Depth of Ponding = 0.9887849 ft Depth of Ponding = 11.9 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 5
A= 5130 s.f.
Impervious Area = 5130 s.f. **% Imperviousness= 100.00%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.58 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.6 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.58 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.8345324 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 356.76 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 5,130 sq. ft
Impervious Area = 5,130 sq. ft
Pervious Area = 0 sq. ft
Equivalent Impervious Area = 0 sq. ft Total Equivalent Impervious = **5,130** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 4.1726619 hrs

Estimate the Surface Area = 131 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 227.75779 cu. ft
Volume in Ponding Area = 129.0048 cu. ft
Depth of Ponding = 0.9847694 ft Depth of Ponding = 11.8 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 6
A= 6250 s.f.
Impervious Area = 6250 s.f. **% Imperviousness= 100.00%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.58 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.6 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.58 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.8345324 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 434.65 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 6,250 sq. ft
Impervious Area = 6,250 sq. ft
Pervious Area = 0 sq. ft
Equivalent Impervious Area = 0 sq. ft Total Equivalent Impervious = **6,250** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 4.1726619 hrs

Estimate the Surface Area = 159 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 276.43885 cu. ft
Volume in Ponding Area = 158.21343 cu. ft
Depth of Ponding = 0.995053 ft Depth of Ponding = 11.9 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 7
A= 10845 s.f.
Impervious Area = 7105 s.f. **% Imperviousness= 65.51%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.40757031 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.42757031 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.40757031 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.5864321 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 529.99 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 10,845 sq. ft
Impervious Area = 7,105 sq. ft
Pervious Area = 3,740 sq. ft
Equivalent Impervious Area = 374 sq. ft Total Equivalent Impervious = **7,479** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.9321605 hrs

Estimate the Surface Area = 240 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 293.21605 cu. ft
Volume in Ponding Area = 236.77196 cu. ft
Depth of Ponding = 0.9865498 ft Depth of Ponding = 11.8 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 8
A= 13025 s.f.
Impervious Area = 11778 s.f. **% Imperviousness= 90.43%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.53213052 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.55213052 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.53213052 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.7655554 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 831.06 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 13,025 sq. ft
Impervious Area = 11,778 sq. ft
Pervious Area = 1,247 sq. ft
Equivalent Impervious Area = 125 sq. ft Total Equivalent Impervious = **11,903** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 3.8282771 hrs

Estimate the Surface Area = 321 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 512.03206 cu. ft
Volume in Ponding Area = 319.02309 cu. ft
Depth of Ponding = 0.9938414 ft Depth of Ponding = 11.9 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 9
A= 6425 s.f.
Impervious Area = 6091 s.f. **% Imperviousness= 94.80%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.55400778 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.57400778 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.55400778 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.7971335 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 426.80 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 6,425 sq. ft
Impervious Area = 6,091 sq. ft
Pervious Area = 334 sq. ft
Equivalent Impervious Area = 33 sq. ft Total Equivalent Impervious = **6,124** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 3.9856675 hrs

Estimate the Surface Area = 161 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 267.37186 cu. ft
Volume in Ponding Area = 159.4267 cu. ft
Depth of Ponding = 0.9902279 ft Depth of Ponding = 11.9 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

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Land Planning
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Utility Design
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Stormwater Compliance

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San Jose, CA 95131 HMHca.com

BELMONT VILLAGE San Jose

San Jose, CA 95020

JOB NO. 5320.00
DRAWN DM
CHECKED ZJ
JOB CAPTAIN ZJ

ISSUE

DATE	DESCRIPTION
06/26/2018	ENTITLEMENT SET

DRAWING TITLE
STORMWATER CONTROL PLAN NOTES

SCALE 1" = 30'

C2.1

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SIZING FOR VOLUME BASED TREATMENT

DMA # 10
A= 7834 s.f.
Impervious Area = 7614 s.f. **% Imperviousness= 97.19%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x

Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.56595864 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.58595864 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.56595864 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.814329 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 531.62 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 7,834 sq. ft
Impervious Area = 7,614 sq. ft
Pervious Area = 220 sq. ft
Equivalent Impervious Area = 22 sq. ft Total Equivalent Impervious = **7,636** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 4.0716449 hrs

Estimate the Surface Area = 198 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 335.9107 cu. ft
Volume in Ponding Area = 195.7104 cu. ft
Depth of Ponding = 0.9884364 ft Depth of Ponding = 11.9 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 11
A= 6597 s.f.
Impervious Area = 6377 s.f. **% Imperviousness= 96.67%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x

Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.56332575 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.58332575 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.56332575 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.8105407 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 445.59 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 6,597 sq. ft
Impervious Area = 6,377 sq. ft
Pervious Area = 220 sq. ft
Equivalent Impervious Area = 22 sq. ft Total Equivalent Impervious = **6,399** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 4.0527033 hrs

Estimate the Surface Area = 166 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 280.31198 cu. ft
Volume in Ponding Area = 165.28275 cu. ft
Depth of Ponding = 0.9956792 ft Depth of Ponding = 11.9 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 12
A= 4050 s.f.
Impervious Area = 3830 s.f. **% Imperviousness= 94.57%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x

Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.55283951 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.57283951 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.55283951 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.7954525 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 268.47 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 4,050 sq. ft
Impervious Area = 3,830 sq. ft
Pervious Area = 220 sq. ft
Equivalent Impervious Area = 22 sq. ft Total Equivalent Impervious = **3,852** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 3.9772626 hrs

Estimate the Surface Area = 102 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 169.03366 cu. ft
Volume in Ponding Area = 99.431566 cu. ft
Depth of Ponding = 0.9748193 ft Depth of Ponding = 11.7 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 13
A= 2038 s.f.
Impervious Area = 1924 s.f. **% Imperviousness= 94.41%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x

Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.5520314 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.5720314 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.5520314 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.7942898 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 134.90 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 2,038 sq. ft
Impervious Area = 1,924 sq. ft
Pervious Area = 114 sq. ft
Equivalent Impervious Area = 11 sq. ft Total Equivalent Impervious = **1,935** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 3.9714489 hrs

Estimate the Surface Area = 51 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 84.39329 cu. ft
Volume in Ponding Area = 50.503592 cu. ft
Depth of Ponding = 0.9902665 ft Depth of Ponding = 11.9 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 14
A= 6294 s.f.
Impervious Area = 5818 s.f. **% Imperviousness= 92.44%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x

Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.54218621 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.56218621 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.54218621 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.780124 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 409.18 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 6,294 sq. ft
Impervious Area = 5,818 sq. ft
Pervious Area = 476 sq. ft
Equivalent Impervious Area = 48 sq. ft Total Equivalent Impervious = **5,866** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 3.9006202 hrs

Estimate the Surface Area = 157 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 255.16557 cu. ft
Volume in Ponding Area = 154.00949 cu. ft
Depth of Ponding = 0.9809522 ft Depth of Ponding = 11.8 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 15
A= 3083 s.f.
Impervious Area = 2395 s.f. **% Imperviousness= 77.68%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x

Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.46842037 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.48842037 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.46842037 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.6739861 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 173.16 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 3,083 sq. ft
Impervious Area = 2,395 sq. ft
Pervious Area = 688 sq. ft
Equivalent Impervious Area = 69 sq. ft Total Equivalent Impervious = **2,464** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 3.3699307 hrs

Estimate the Surface Area = 73 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 102.50206 cu. ft
Volume in Ponding Area = 70.656214 cu. ft
Depth of Ponding = 0.9678933 ft Depth of Ponding = 11.6 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 16
A= 23999 s.f.
Impervious Area = 18697 s.f. **% Imperviousness= 77.91%**

MAPsite = 20 Correction Factor= 1.4388
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x

Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.46953706 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.48953706 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.46953706 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.6755929 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 1,351.13 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 23,999 sq. ft
Impervious Area = 18,697 sq. ft
Pervious Area = 5,302 sq. ft
Equivalent Impervious Area = 530 sq. ft Total Equivalent Impervious = **19,227** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 3.3779645 hrs

Estimate the Surface Area = 564 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 793.82166 cu. ft
Volume in Ponding Area = 557.30784 cu. ft
Depth of Ponding = 0.9881345 ft Depth of Ponding = 11.9 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

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JOB NO. 5320.00
DRAWN DM
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JOB CAPTAIN ZJ
ISSUE

	DATE	DESCRIPTION
1	06/26/2018	ENTITLEMENT SET

DRAWING TITLE
STORMWATER CONTROL PLAN NOTES

SCALE 1" = 30'

C2.2

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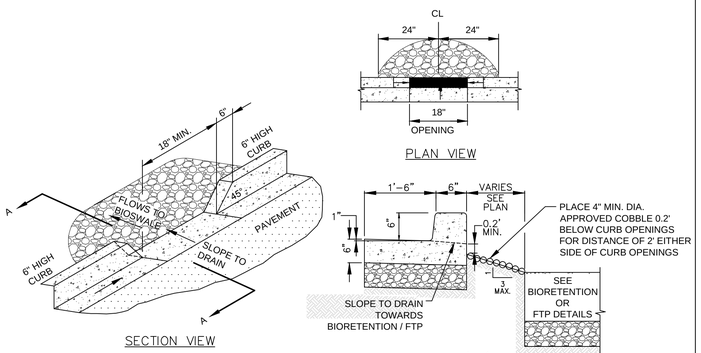
TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

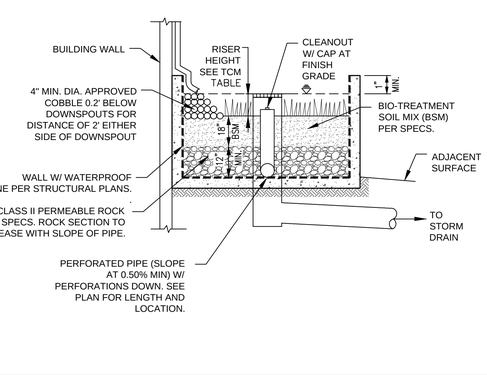
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING. REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

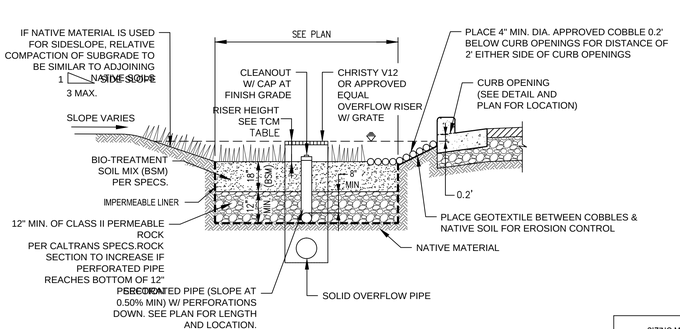


7 CURB OPENING N.T.S.



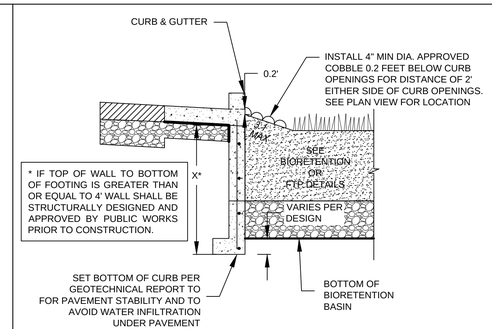
SIZING METHODS:
FLOW-COMBO
4%

3 FLOW-THROUGH PLANTER (ABOVE GRADE) N.T.S.



SIZING METHOD:
FLOW-COMBO

2 BIORETENTION BASIN W/ LINER N.T.S.



9 CURB ADJACENT TO BIORETENTION N.T.S.

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road
San Jose, CA 95131

(408) 487-2200
HMHca.com

BELMONT VILLAGE
San Jose

San Jose, CA 95020

JOB NO.	5320.00
DRAWN	DM
CHECKED	ZJ
JOB CAPTAIN	ZJ

ISSUE

	DATE	DESCRIPTION
1	06/26/2018	ENTITLEMENT SET

DRAWING TITLE
STORMWATER CONTROL PLAN DETAILS

SCALE 1" = 30'

C2.3

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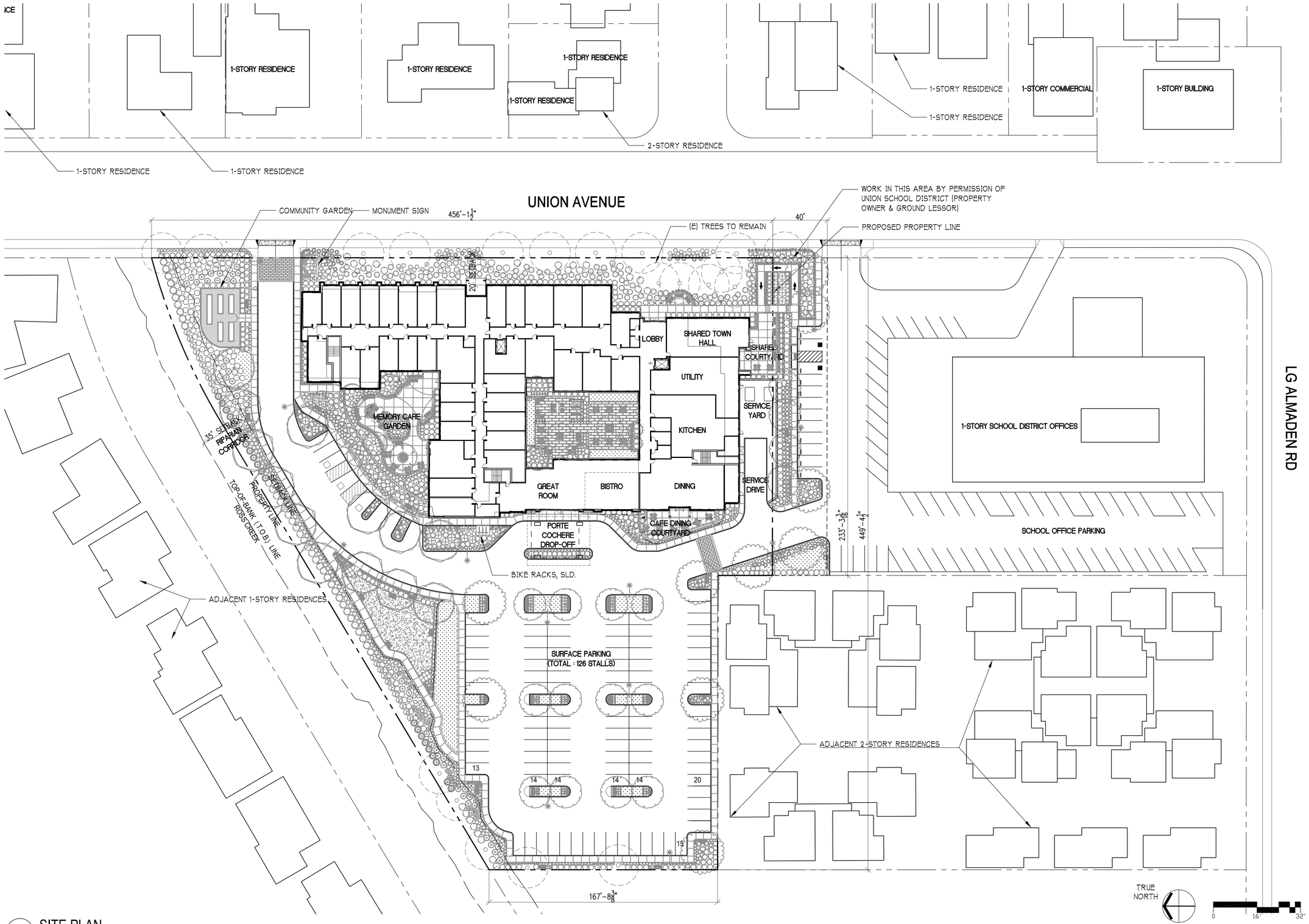

1 SITE PLAN
1/32" = 1'-0"

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REN. C 28734
STATE OF CALIFORNIA

BELMONT VILLAGE
UNION AVENUE

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SITE PLAN

SCALE 1/32" = 1'-0"

A1.0

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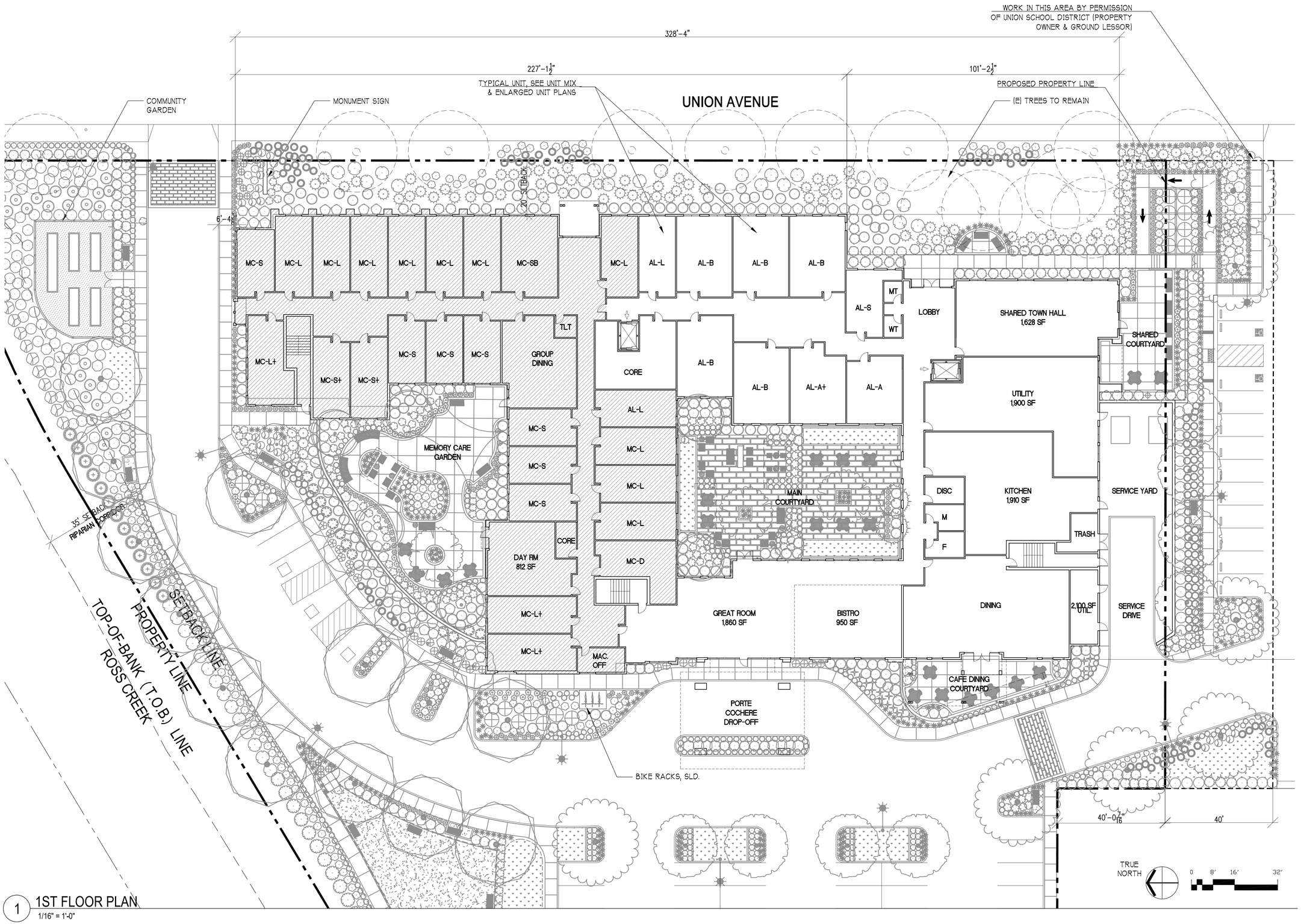

1 1ST FLOOR PLAN
1/16" = 1'-0"

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DRAWING TITLE
1ST FLOOR PLAN

SCALE 1/16" = 1'-0"

A2.1

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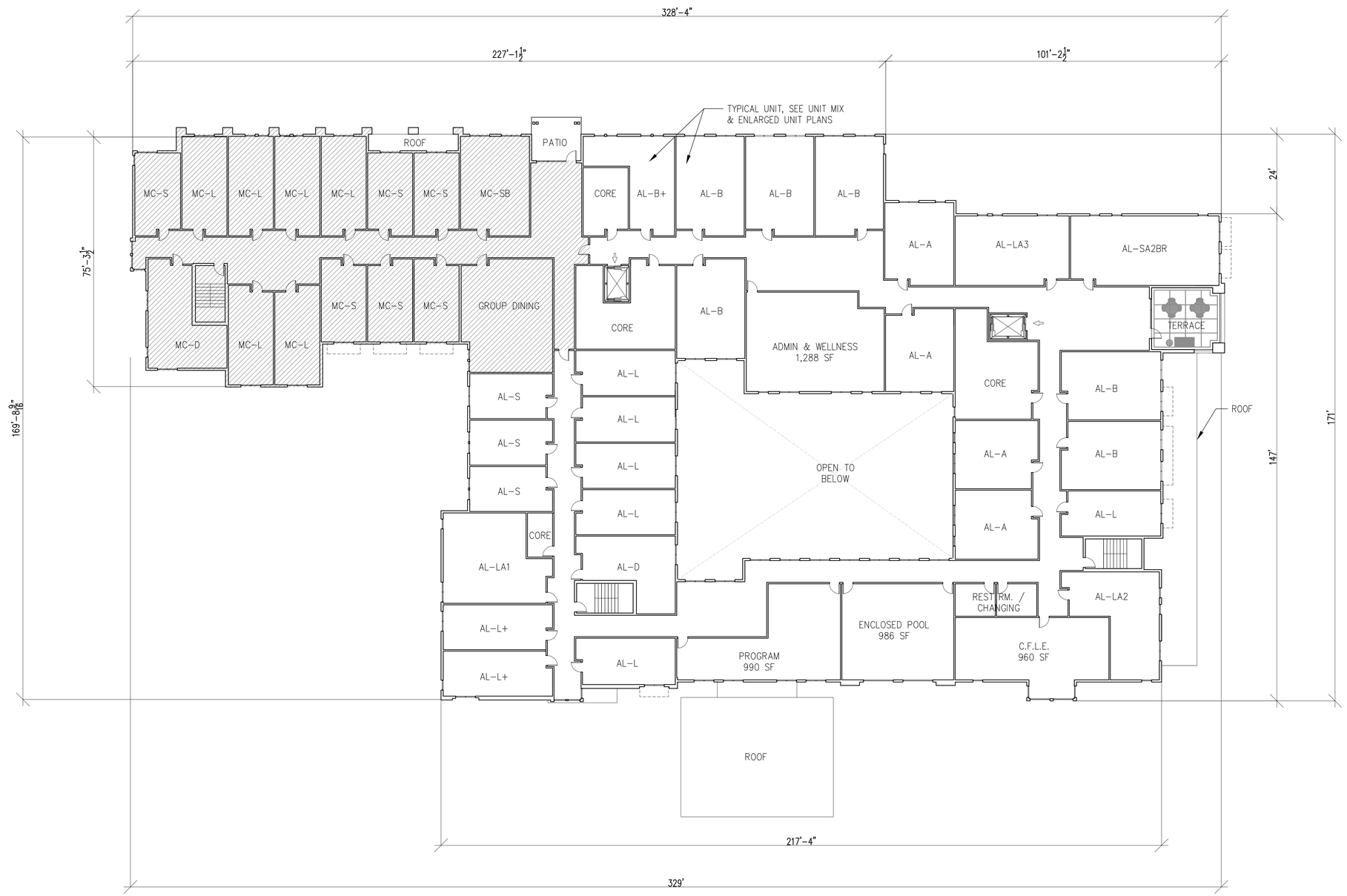

1 2ND FLOOR PLAN
1/16" = 1'-0"

TRUE NORTH

0 8' 16' 32'

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DRAWING TITLE
2ND FLOOR PLAN

SCALE 1/16" = 1'-0"

A2.2

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1 3RD FLOOR PLAN
1/16" = 1'-0"

TRUE NORTH

0 8' 16' 32'

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DRAWING TITLE
3RD FLOOR PLAN

SCALE 1/16" = 1'-0"

A2.3

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1 4TH FLOOR PLAN
1/16" = 1'-0"

TRUE NORTH

0 8' 16' 32'

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DRAWING TITLE
4TH FLOOR PLAN

SCALE 1/16" = 1'-0"

A2.4

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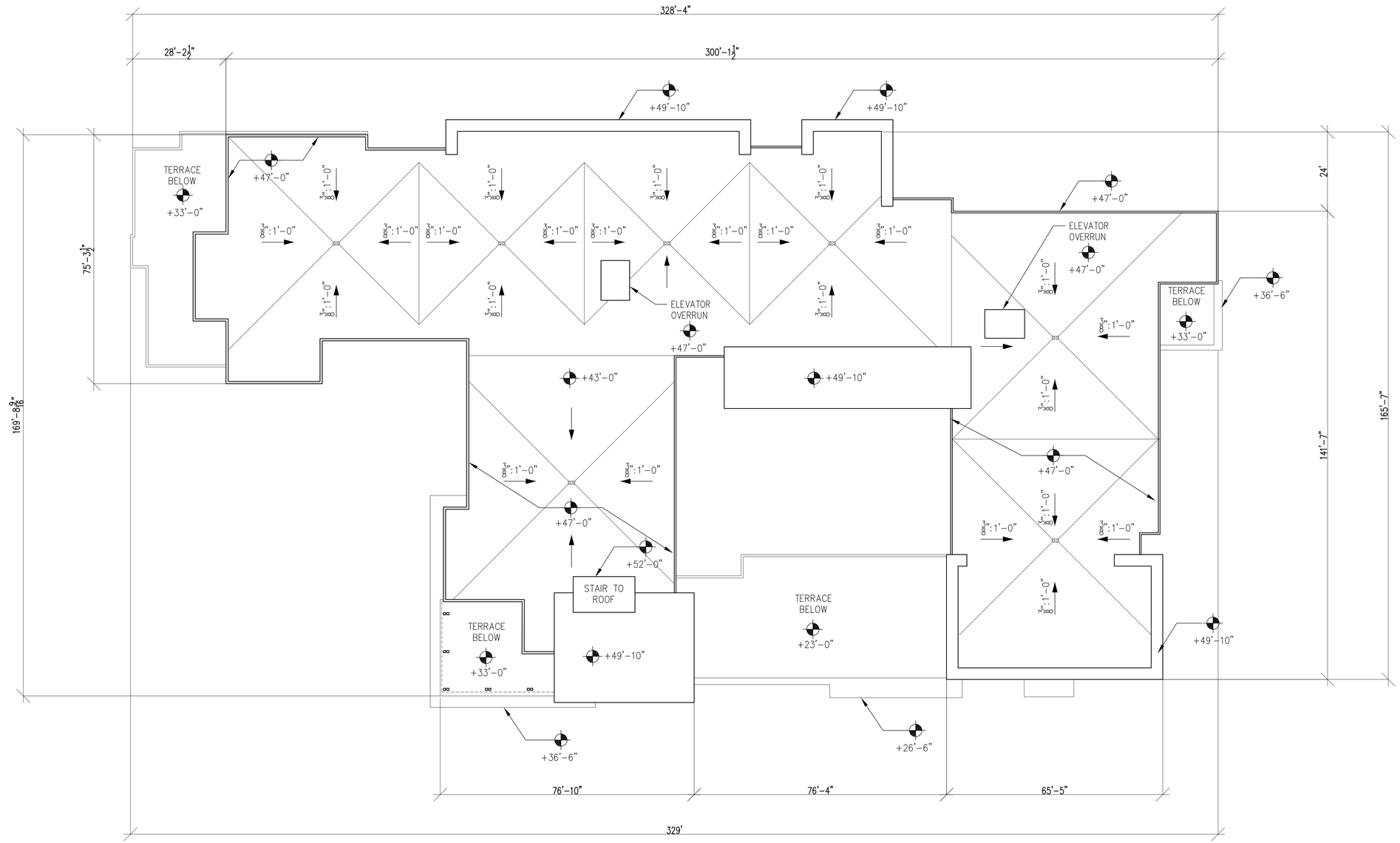

1 ROOF PLAN
1/16" = 1'-0"

TRUE NORTH

0 8' 16' 32'

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DRAWING TITLE
ROOF PLAN

SCALE 1/16" = 1'-0"

A2.5

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1 EAST ELEVATION (ALONG EAST AVENUE)

1/16" = 1'-0"

2 SOUTH ELEVATION

1/16" = 1'-0"

NOTES

1. CEMENT PLASTER, CP 1
2. CEMENT PLASTER, CP 2
3. CEMENT PLASTER, CP 3
4. CEMENT PLASTER, CP 4
5. FIBER CEMENT SIDING
6. CEMENTITIOUS PANEL, WOOD FINISH
7. ALUMINUM WINDOW
8. ALUMINUM TRELLIS
9. STONE VENEER
10. METAL GUARDRAIL
11. METAL FENCE
12. WOOD FENCE
13. WOOD SIDING
14. ALUMINUM SUNSHADE
15. (E)TREES
16. PORTE COCHERE

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DRAWING TITLE

BUILDING ELEVATIONS

SCALE 1/16" = 1'-0"

A3.1

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1 WEST ELEVATION

1/16" = 1'-0"

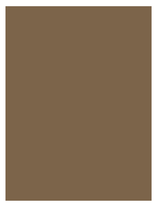
2 NORTH ELEVATION

1/16" = 1'-0"

NOTES

1. CEMENT PLASTER, CP 1
2. CEMENT PLASTER, CP 2
3. CEMENT PLASTER, CP 3
4. CEMENT PLASTER, CP 4
5. FIBER CEMENT SIDING
6. CEMENTITIOUS PANEL, WOOD FINISH
7. ALUMINUM WINDOW
8. ALUMINUM TRELLIS
9. STONE VENEER
10. METAL GUARDRAIL
11. METAL FENCE
12. WOOD FENCE
13. WOOD SIDING
14. ALUMINUM SUNSHADE
15. (E)TREES
16. PORTE COCHERE

CP 1
-Cement Plaster
-Medium Sand Finish
-Color: DE6170



CP 2
-Cement Plaster
-Medium Sand Finish
-Color: DE6133

CP 3
-Cement Plaster
-Medium Sand Finish
-Color: DE6150

CP 4
-Cement Plaster
-Medium Sand Finish
-Color: DE6321

Stone Veneer
-Stone Veneer Masonry
-Mfr: Cultured Stone:
Country Ledgestone: Sevilla

Aluminum Trellis and Sunshade
-Color: Color to Match DE6133

Fiber Cement Siding
-Color: Khaki Brown

Cementitous Panel
-Wood Grain Texture

Aluminum Window
-Anodized Aluminum
-Color: Dark Bronze

Metal Fence
-Color: Black

Wood Fence

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DRAWING TITLE
BUILDING ELEVATIONS

SCALE 1/16" = 1'-0"

A3.2

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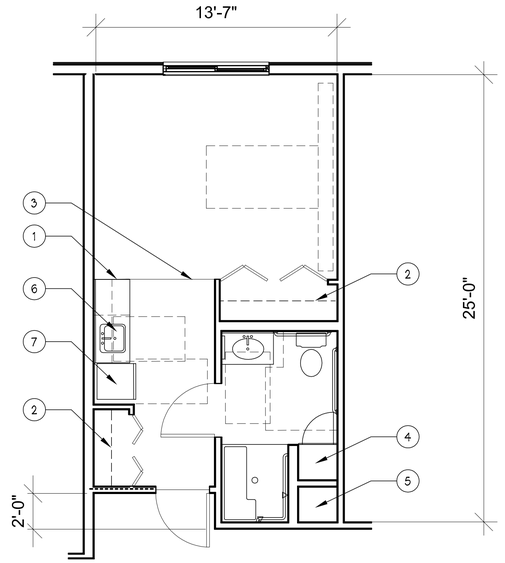
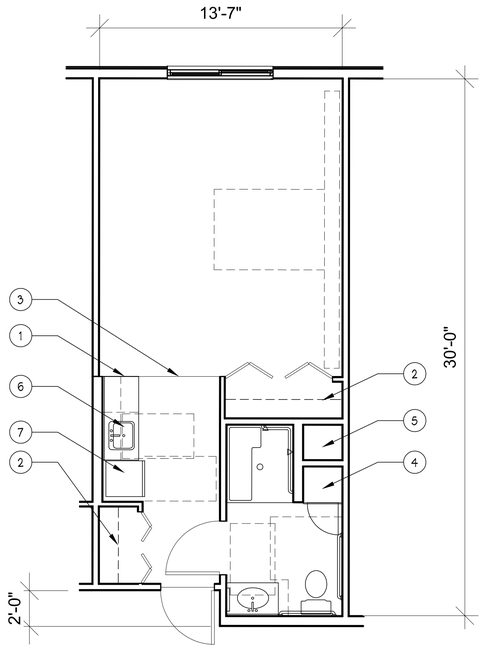


1 STUDIO UNIT TYPE AL-S (MC-S SIMILAR) - 350 S.F.
1/4" = 1'-0"



2 STUDIO UNIT TYPE AL-L (MC-L SIMILAR) - 420 S.F.
1/4" = 1'-0"

SHEET NOTES

1. COUNTER & CABINETS
2. CLOSET WITH WIRE SHELVING & HANGER ROD
3. FLOORING TRANSITION
4. LINEN CABINET
5. MECHANICAL SHAFT
6. SINK, WHERE OCCURS AT "AL" TYPE UNIT ONLY
7. COMPACT REFRIGERATOR AT "AL" TYPE UNIT ONLY

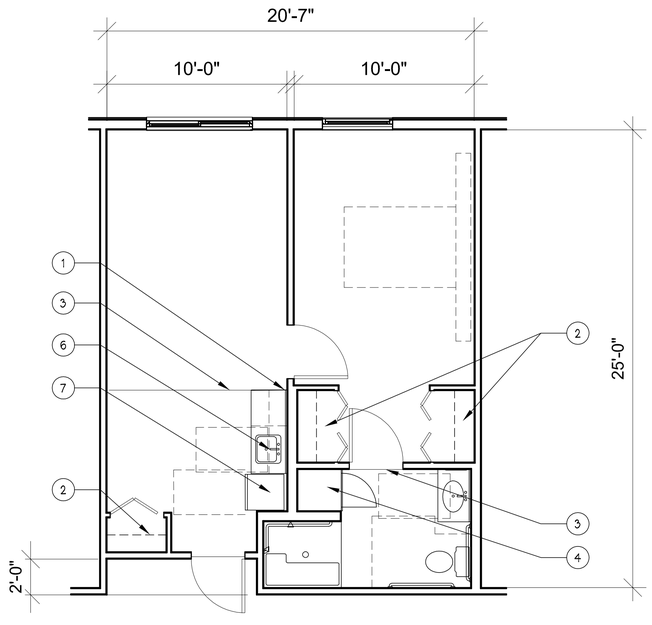
TYPICAL UNIT AMENITIES:

- UNIT TYPE "MC – " DESIGNATES MEMORY CARE UNITS. THESE INCLUDE:

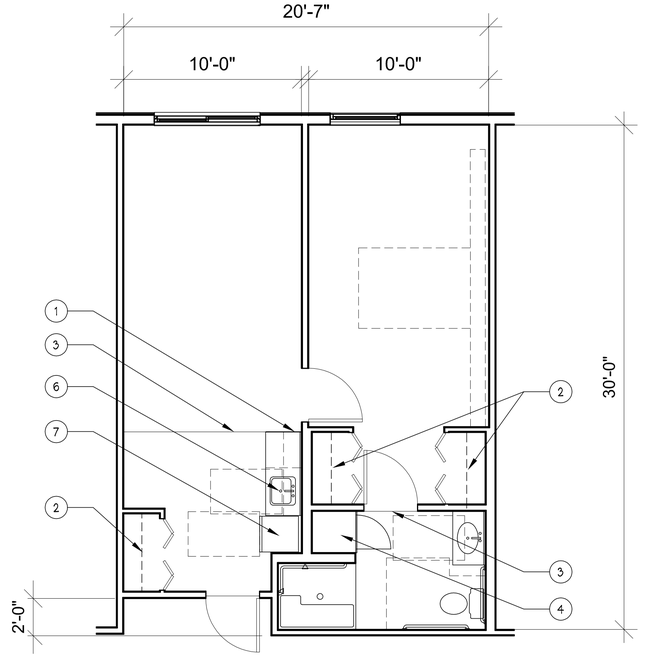
  PRIVATE BATH WITH SHOWER, TOILET, SINK & LINEN CABINET.
  LIVING AND SLEEPING AREAS (COMBINED OR SEPARATE DEPENDING ON UNIT TYPE).
  CLOSET SHELVING
  COUNTERTOP AND CABINETS WITH OUTLET.

- UNIT TYPE "AL -- " DESIGNATES ASSISTED LIVING UNITS. THESE UNITS INCLUDE:

  PRIVATE BATH WITH SHOWER, TOILET, SINK & LINEN CABINET.
  LIVING AND SLEEPING AREAS (COMBINED OR SEPARATE DEPENDING ON UNIT TYPE).
  CLOSET SHELVING
  COUNTERTOP AND CABINETS WITH COMPACT REFRIGERATOR, BAR SINK (NO DISPOSAL), AND BUILT-IN MICROWAVE (NO COOKTOP / OVEN)



3 1BR UNIT TYPE AL-A - 525 S.F.
1/4" = 1'-0"



4 1BR UNIT TYPE AL-B - 630 S.F.
1/4" = 1'-0"

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UNIT PLANS

SCALE 1/4" = 1'-0"

A4.0

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1

2

3

4 UNION SCHOOL DISTRICT ALONG UNION AVE.

5

6

7

8

9

10

1 PROJECT SITE ALONG UNION AVENUE

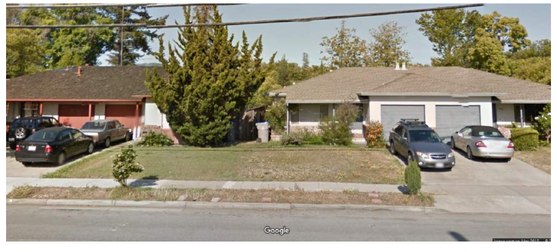
11 -RESIDENTIAL ALONG UNION AVENUE

12 - CORNER ALMADEN RD. AND UNION AVE.

13 - RESIDENTIAL ALONG UNION AVE.

14 - CORNER OF UNION AVE. AND LG ALMADEN RD.

15 - SAN JOSE CLUBHOUSE



16 - RESIDENTIAL ALONG UNION AVENUE

17 - OFFICE AND RESIDENTIAL ALONG UNION AVE.

18 - COMMERCIAL STRIP ALONG UNION AVE.

19 - RESIDENTIAL ALONG ROSSWOOD DRIVE

2 ADJACENT BUILDINGS

TRUE NORTH KEY PLAN

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San Jose, CA 95124

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DRAWING TITLE

BUILDING AND SITE PHOTOS

SCALE NOT TO SCALE

A5.0

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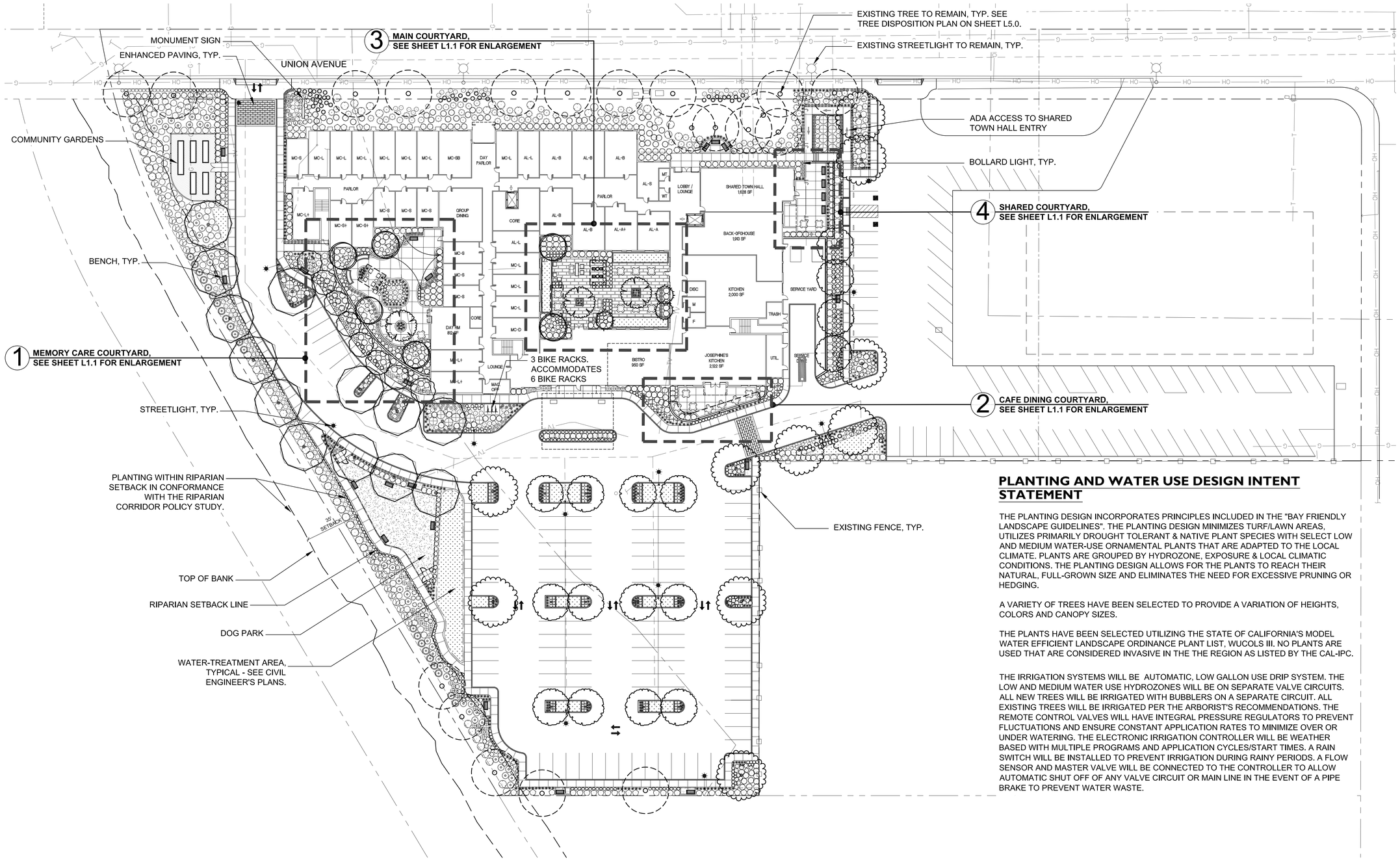

PLANTING AND WATER USE DESIGN INTENT STATEMENT

THE PLANTING DESIGN INCORPORATES PRINCIPLES INCLUDED IN THE "BAY FRIENDLY LANDSCAPE GUIDELINES". THE PLANTING DESIGN MINIMIZES TURF/LAWN AREAS, UTILIZES PRIMARILY DROUGHT TOLERANT & NATIVE PLANT SPECIES WITH SELECT LOW AND MEDIUM WATER-USE ORNAMENTAL PLANTS THAT ARE ADAPTED TO THE LOCAL CLIMATE. PLANTS ARE GROUPED BY HYDROZONE, EXPOSURE & LOCAL CLIMATIC CONDITIONS. THE PLANTING DESIGN ALLOWS FOR THE PLANTS TO REACH THEIR NATURAL, FULL-GROWN SIZE AND ELIMINATES THE NEED FOR EXCESSIVE PRUNING OR HEDGING.

A VARIETY OF TREES HAVE BEEN SELECTED TO PROVIDE A VARIATION OF HEIGHTS, COLORS AND CANOPY SIZES.

THE PLANTS HAVE BEEN SELECTED UTILIZING THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PLANT LIST, WUCOLS III. NO PLANTS ARE USED THAT ARE CONSIDERED INVASIVE IN THE THE REGION AS LISTED BY THE CAL-IPC.

THE IRRIGATION SYSTEMS WILL BE AUTOMATIC, LOW GALLON USE DRIP SYSTEM. THE LOW AND MEDIUM WATER USE HYDROZONES WILL BE ON SEPARATE VALVE CIRCUITS. ALL NEW TREES WILL BE IRRIGATED WITH BUBBLERS ON A SEPARATE CIRCUIT. ALL EXISTING TREES WILL BE IRRIGATED PER THE ARBORIST'S RECOMMENDATIONS. THE REMOTE CONTROL VALVES WILL HAVE INTEGRAL PRESSURE REGULATORS TO PREVENT FLUCTUATIONS AND ENSURE CONSTANT APPLICATION RATES TO MINIMIZE OVER OR UNDER WATERING. THE ELECTRONIC IRRIGATION CONTROLLER WILL BE WEATHER BASED WITH MULTIPLE PROGRAMS AND APPLICATION CYCLES/START TIMES. A RAIN SWITCH WILL BE INSTALLED TO PREVENT IRRIGATION DURING RAINY PERIODS. A FLOW SENSOR AND MASTER VALVE WILL BE CONNECTED TO THE CONTROLLER TO ALLOW AUTOMATIC SHUT OFF OF ANY VALVE CIRCUIT OR MAIN LINE IN THE EVENT OF A PIPE BRAKE TO PREVENT WATER WASTE.

0 15 30 60 90

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San Jose

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JOB NO.	V1817
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CHECKED	SV
JOB CAPTAIN	SV

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DRAWING TITLE

GROUND LEVEL CONCEPTUAL LANDSCAPE PLAN

SCALE 1"=30'-0"

L1.0

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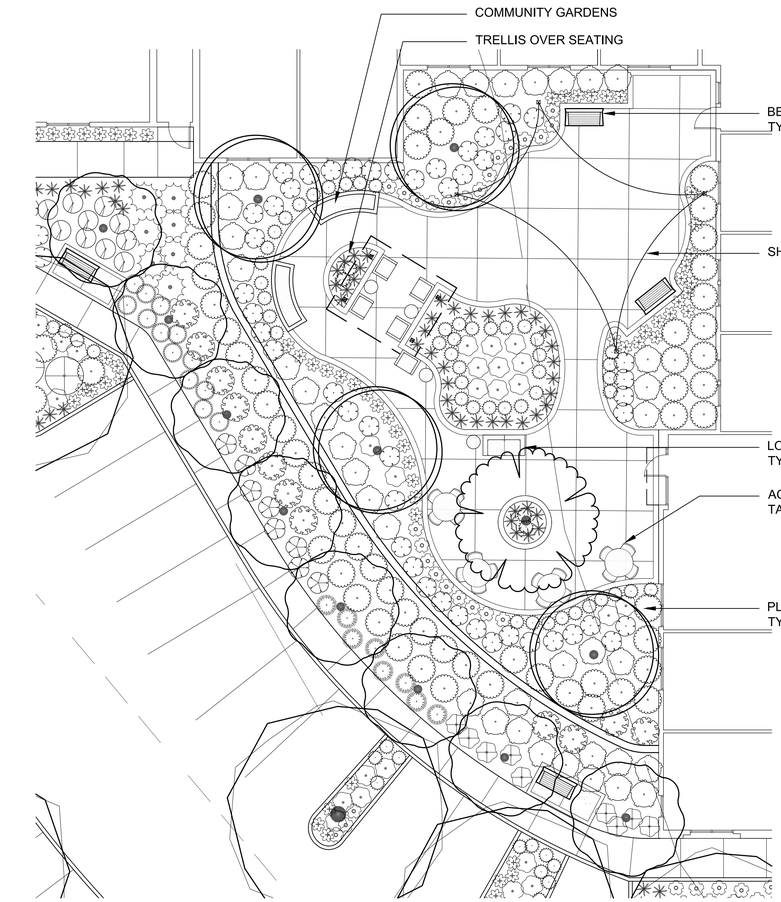
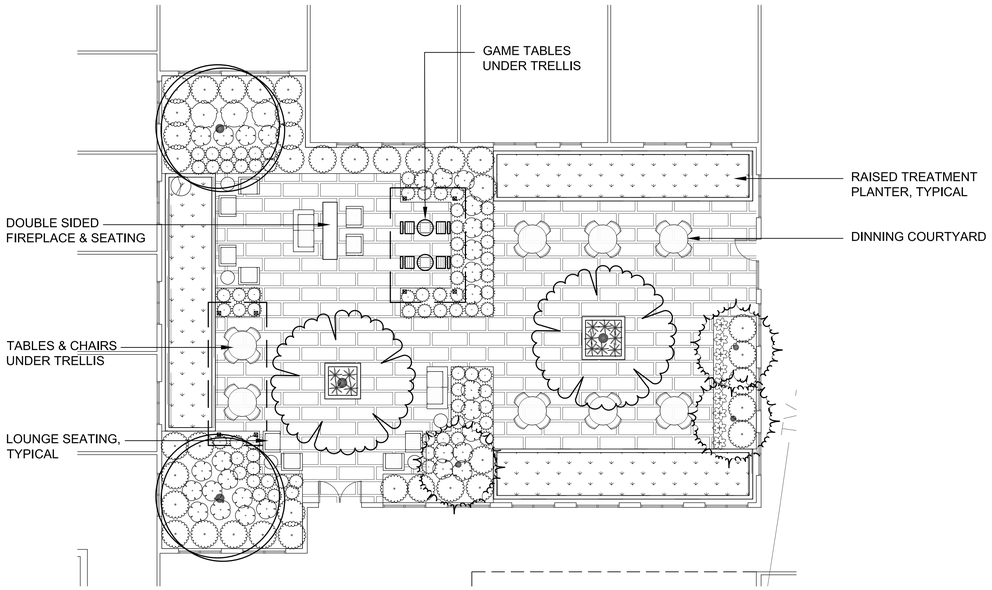
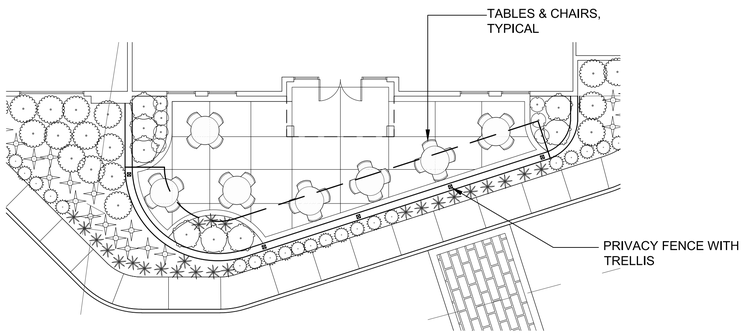


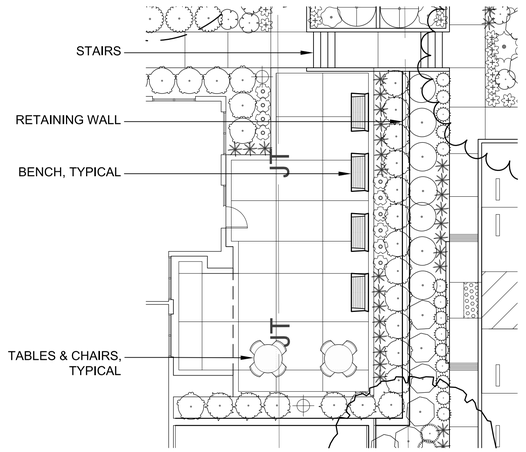
1 **MEMORY CARE COURTYARD**



3 **MAIN COURTYARD**



2 **CAFE DINNING COURTYARD**



4 **SHARED COURTYARD**

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GROUND LEVEL CONCEPTUAL LANDSCAPE ENLARGEMENT PLAN

0 5 10 20 30

SCALE 1"=10'-0"

L1.1

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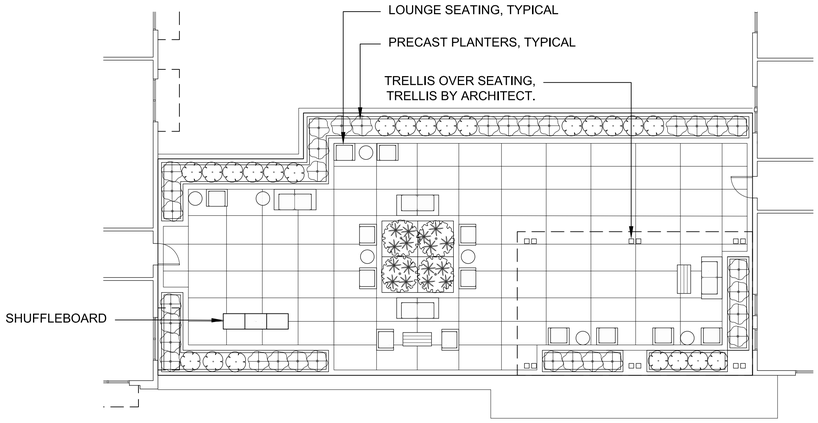
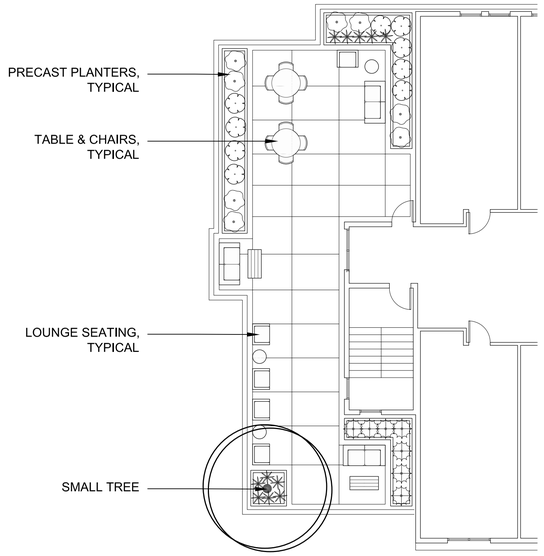


3RD FLOOR - TERRACE 'A'



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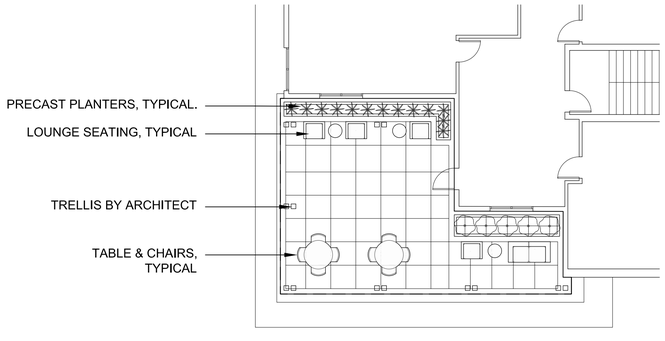

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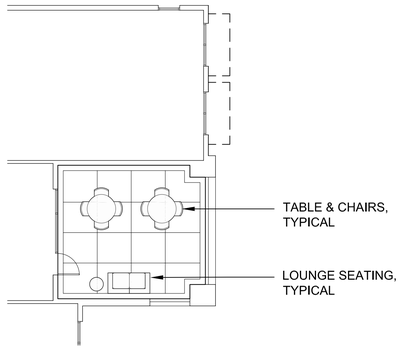

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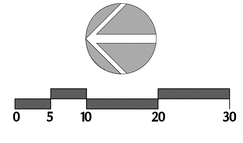

SCALE 1"=10'-0"

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3RD & 4TH FLOOR CONCEPTUAL LANDSCAPE PLAN

L1.2

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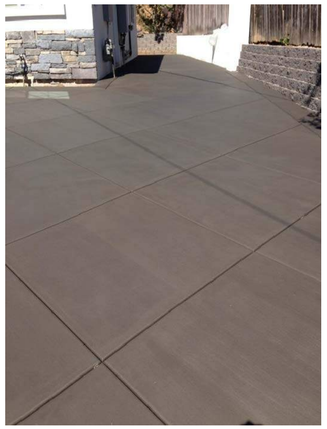
LAFITTGRANA BELGARD PAVERS



COLORED CONCRETE

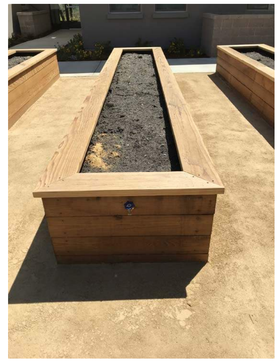
SCORED CONCRETE

ENHANCED PAVING

PHILIPS HADCO
BOLLARD

PHILIPS HADCO PRIMA
LED LIGHT

SHADE SHAIL



COMMUNITY GARDEN PLANTERS

RAISED PLANTER

PRECAST PLANTERS

FIREPLACE

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CONCEPTUAL
SITE DETAILS

SCALE NTS

L2.0

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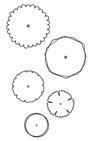
TREES



BOTANICAL NAME	COMMON NAME	CONT
ACER PALMATUM `SANGO KAKU`	CORAL BARK MAPLE	24"BOX
CARPINUS BETULUS `FRANZ FONTAINE`	FRANZ FONTAINE HORNBEAM	24"BOX
CELTIS SINENSIS	CHINESE HACKBERRY	24"BOX
CHITALPA TASHKENTENSIS	CHITALPA	24"BOX
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24"BOX
HYMENOSPORUM FLAVUM	SWEETSHADE	24"BOX
LAGERSTROEMIA X `MUSKOGEE`	LAVENDER CRAPE MYRTLE	24"BOX
LOPHOSTEMON CONFERTUS	BRISBANE BOX	24"BOX
MAGNOLIA GRANDIFLORA	MAGNOLIA	24"BOX
MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	24"BOX
PLATANUS ACERIFOLIA	LONDON PLANE TREE	24"BOX
PRUNUS YEDOENSIS 'AKEBONO'	FLOWERING CHERRY	24"BOX
QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX
SEQUOIA SEMPERVIRENS	COAST REDWOOD	24"BOX
TRISTANIA LAURINA	WATER GUM	24"BOX
ULMUS PARVIFOLIA 'TRUE GREEN'	CHINESE ELM	24"BOX

SHRUBS

BOTANICAL NAME	COMMON NAME	CONT
ABELIA X GRANDIFLORA `PROSTRATA`	PROSTRATE GLOSSY ABELIA	5 GAL
AGAPANTHUS 'PETER PAN'	DWARF LILY OF THE NILE	1 GAL
ANIGOZANTHOS FLAVIDUS `BIG RED`	RED KANGAROO PAW	5 GAL
ANIGOZANTHOS X `BUSH GOLD`	KANGAROO PAW	5 GAL
ANIGOZANTHOS X `PINK JOEY`	PINK JOEY KANGAROO PAW	5 GAL
ASPARAGUS DENSIFLORUS `MYERS`	MYERS ASPARAGUS	1 GAL
AZALEA SOUTHERN INDICA HYBRID `GEORGE L. TABER`	SOUTHERN INDICA AZALEA	5 GAL
CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL
CORREA PULCHELLA	AUSTRALIAN FUCHSIA	1 GAL
DIETES BICOLOR	FORTNIGHT LILY	1 GAL
ECHEVERIA X `IMBRICATA`	HEN AND CHICKS	5 GAL
ERIGERON KARVINSKIANUS	FLEABANE	1 GAL
ERIOGONUM UMBELLATUM	SULFURFLOWER BUCKWHEAT	1 GAL
ERYSIMUM X `BOWLES` MAUVE`	WALLFLOWER	1 GAL
ERYSIMUM X `WENLOCK BEAUTY`	COMPACT WALLFLOWER	5 GAL
EURYOPS SPECIES	EURYOPS	5 GAL
FESTUCA GLAUCA `ELIJAH BLUE`	BLUE FESCUE	1 GAL
GALVEZIA SPECIOSA	ISLAND BUSH SNAPDRAGON	5 GAL
GERANIUM INCANUM	TRAILING GERANIUM	1 GAL
GREVILLEA X `NOELLII`	GREVILLEA	5 GAL
HEBE SPECIOSA	NEW ZEALAND HEBE	5 GAL
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL
LANTANA MONTEVIDENSIS	TRAILING LANTANA	5 GAL
LAVATERA THURINGIACA	TREE MALLOW	5 GAL
LEONOTIS LEONURUS	LION`S TAIL	5 GAL
LIMONIUM PEREZII	STATICE	1 GAL
LIRIOPE MUSCARI `SILVERY SUNPROOF`	SILVERY SUNPROOF BLUE LILYTURF	1 GAL
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL
NANDINA DOMESTICA `COMPACTA`	DWARF HEAVENLY BAMBOO	5 GAL
NANDINA DOMESTICA `GULF STREAM` TM	HEAVENLY BAMBOO	5 GAL
PHORMIUM TENAX `TONEY TIGER`	DWARF FLAX	1 GAL
PHORMIUM X `DUET`	NEW ZEALAND FLAX	1 GAL
PHORMIUM X `GOLD SWORD`	GOLD SWORD FLAX	5 GAL
PITTOSPORUM TOBIRA `VARIEGATA`	VARIEGATED MOCK ORANGE	5 GAL
RHAPHIOLEPIS SPECIES	RHAPHIOLEPIS	5 GAL
RIBES SPECIOSUM	FUCHSIA FLOWERING GOOSEBERRY	5 GAL
ROSA FLOWERCARPET	FLOWERCARPET ROSE	1 GAL
ROSMARINUS OFFICINALIS `PROSTRATUS`	DWARF ROSEMARY	1 GAL
SALVIA SPECIES	SAGE	1 GAL
SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	5 GAL
TEUCRIUM MARUM	CAT THYME	1 GAL
WESTRINGIA FRUTICOSA `MORNING LIGHT`	MORNING LIGHT COAST ROSEMARY	5 GAL

BIO-TREATMENT PLANTING

BOTANICAL NAME	COMMON NAME	CONT
ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL
CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL
CAREX DIVULSA	BERKELEY SEDGE	1 GAL
CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL
FESTUCA MAIREI	ATLAS FESCUE	5 GAL
FESTUCA RUBRA `MOLATE`	MOLATE FESCUE	5 GAL
JUNCUS PATENS	CALIFORNIA GRAY RUSH	5 GAL
LEYMUS CONDENSATUS `CANYON PRINCE`	NATIVE BLUE RYE	5 GAL
MISCANTHUS SINENSIS `ZEBRINUS`	ZEBRA GRASS	1 GAL
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL
SISYRINCHIUM BELLUM	BLUE EYED GRASS	1 GAL

PLANTS WITHIN RIPARIAN SETBACK

TREES

BOTANICAL NAME	COMMON NAME	CONT
ACER MACROPHYLLUM	BIG-LEAF MAPLE	24" BOX
AESCULUS CALIFORMICA	CALIFORNIA BUCKEYE	24" BOX
ALNUS RHOMBIFOLIA	WHITE ALDER	24" BOX
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX

SHRUBS

BOTANICAL NAME	COMMON NAME	CONT
ARCTOSTAPHYLOS DENSIFLRA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL
ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	1 GAL
ARTEMESIA CALIFORNICA	CALIFORNIA SAGE (SAGEBRUSH)	5 GAL
CEANOTHUS 'JULIA PHELPS'	JULIA PHELPS CEANOTHUS	5 GAL
CEANOTHIS GRISEUS 'YANKEE POINT'	DWARF CEANOTHUS	5 GAL
DIPLACUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL
PRUNUS ILICIFOLIA	HOLLY-LEAVED CHERRY	5 GAL
RHAMNUS CALIFORNICA 'SEA VIEW'	DWARF COFFEEBERYY	5 GAL
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL
SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL
ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUSHSIA	5 GAL

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CONCEPTUAL
PLANT PALETTE

SCALE NTS

L3.0

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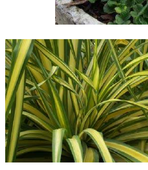
CONCEPTUAL TREE PALETTE

CONCEPTUAL SHRUBS & GROUNDCOVER PALETTE



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CONCEPTUAL
PLANT IMAGERY

SCALE NTS

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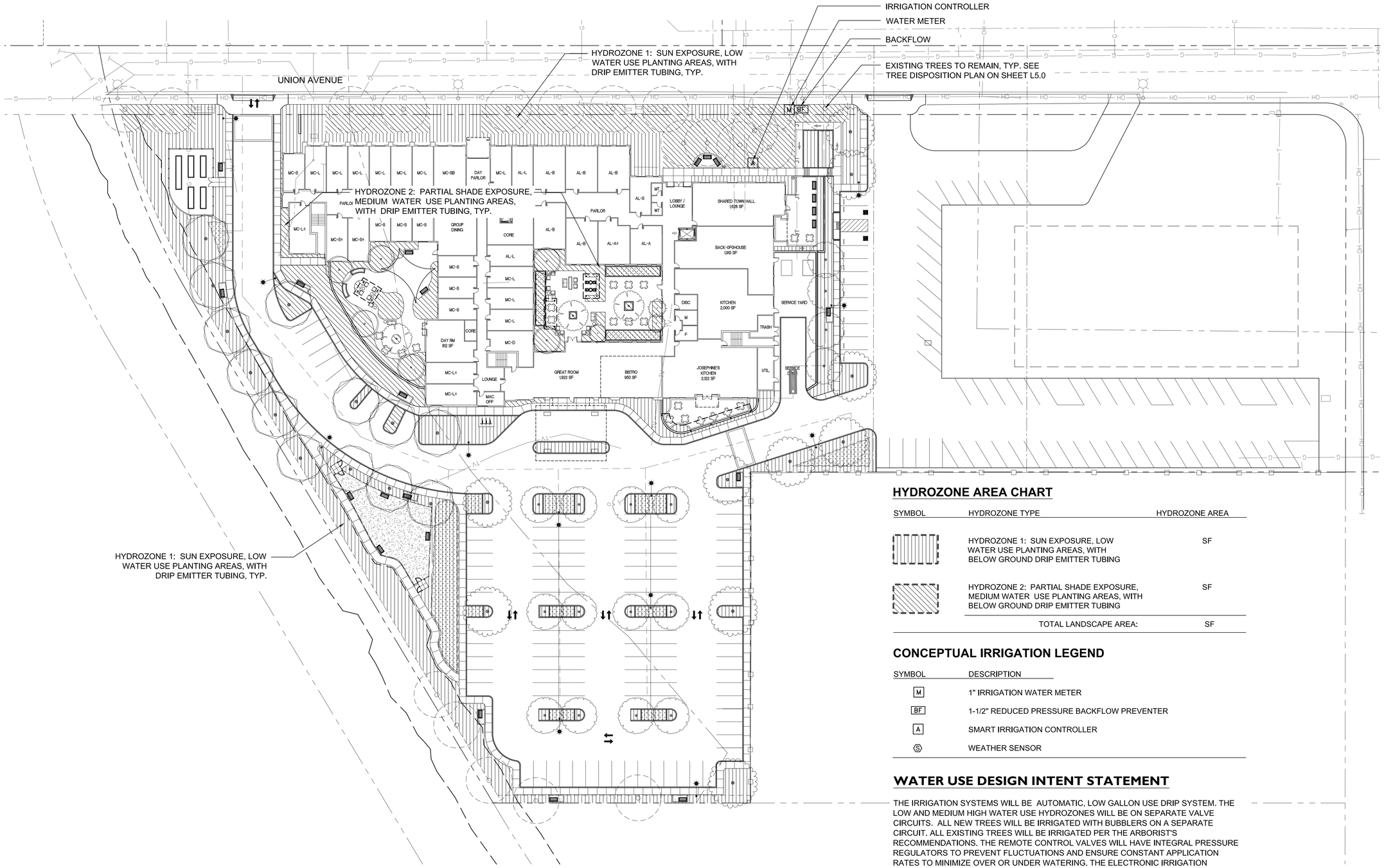

HYDROZONE AREA CHART

SYMBOL	HYDROZONE TYPE	HYDROZONE AREA
	HYDROZONE 1: SUN EXPOSURE, LOW WATER USE PLANTING AREAS, WITH BELOW GROUND DRIP EMITTER TUBING	SF
	HYDROZONE 2: PARTIAL SHADE EXPOSURE, MEDIUM WATER USE PLANTING AREAS, WITH BELOW GROUND DRIP EMITTER TUBING	SF
	TOTAL LANDSCAPE AREA:	SF

CONCEPTUAL IRRIGATION LEGEND

SYMBOL	DESCRIPTION
M	1" IRRIGATION WATER METER
BF	1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER
A	SMART IRRIGATION CONTROLLER
S	WEATHER SENSOR

WATER USE DESIGN INTENT STATEMENT

THE IRRIGATION SYSTEMS WILL BE AUTOMATIC, LOW GALLON USE DRIP SYSTEM. THE LOW AND MEDIUM HIGH WATER USE HYDROZONES WILL BE ON SEPARATE VALVE CIRCUITS. ALL NEW TREES WILL BE IRRIGATED WITH BUBBLERS ON A SEPARATE CIRCUIT. ALL EXISTING TREES WILL BE IRRIGATED PER THE ARBORIST'S RECOMMENDATIONS. THE REMOTE CONTROL VALVES WILL HAVE INTEGRAL PRESSURE REGULATORS TO PREVENT FLUCTUATIONS AND ENSURE CONSTANT APPLICATION RATES TO MINIMIZE OVER OR UNDER WATERING. THE ELECTRONIC IRRIGATION CONTROLLER WILL BE WEATHER BASED WITH MULTIPLE PROGRAMS AND APPLICATION CYCLES/START TIMES. A RAIN SWITCH WILL BE INSTALLED TO PREVENT IRRIGATION DURING RAINY PERIODS. A FLOW SENSOR AND MASTER VALVE WILL BE CONNECTED TO THE CONTROLLER TO ALLOW AUTOMATIC SHUT OFF OF ANY VALVE CIRCUIT OR MAIN LINE IN THE EVENT OF A PIPE BRAKE TO PREVENT WATER WASTE.

0 15 30 60 90

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GROUND LEVEL CONCEPTUAL IRRIGATION/ HYDROZONE PLAN

SCALE 1"=30'-0"

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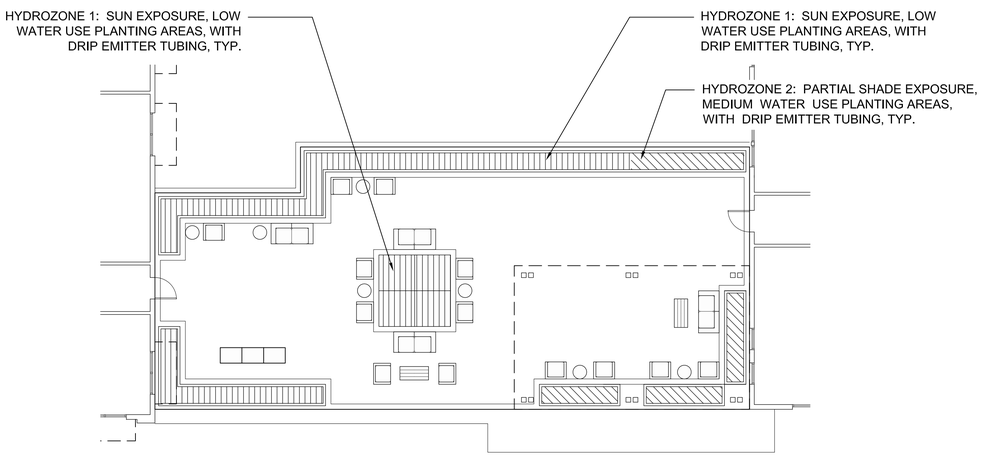
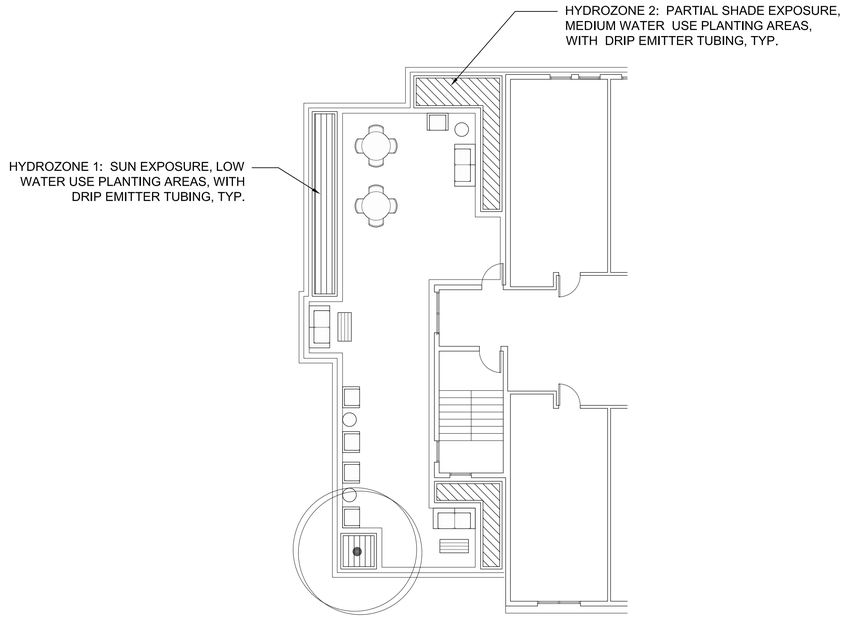
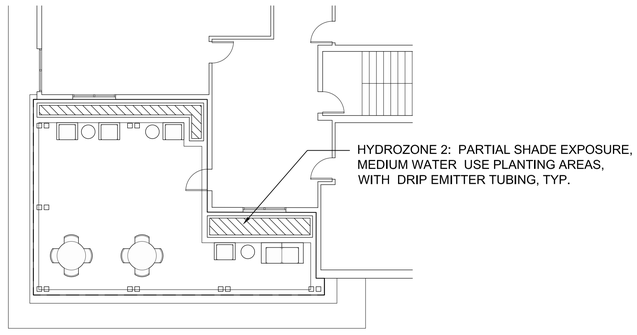


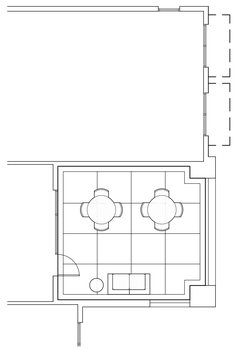
3RD FLOOR - TERRACE 'A'



4TH FLOOR - TERRACE 'B'

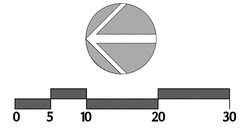


4TH FLOOR - TERRACE 'C'



4TH FLOOR - TERRACE 'D'

NOTES:
SEE SHEET L4.0 FOR IRRIGATION/ HYDROZONE LEGEND & NOTES



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3RD & 4TH FLOOR CONCEPTUAL IRRIGATION/ HYDROZONE PLAN

SCALE 1"=10'-0"

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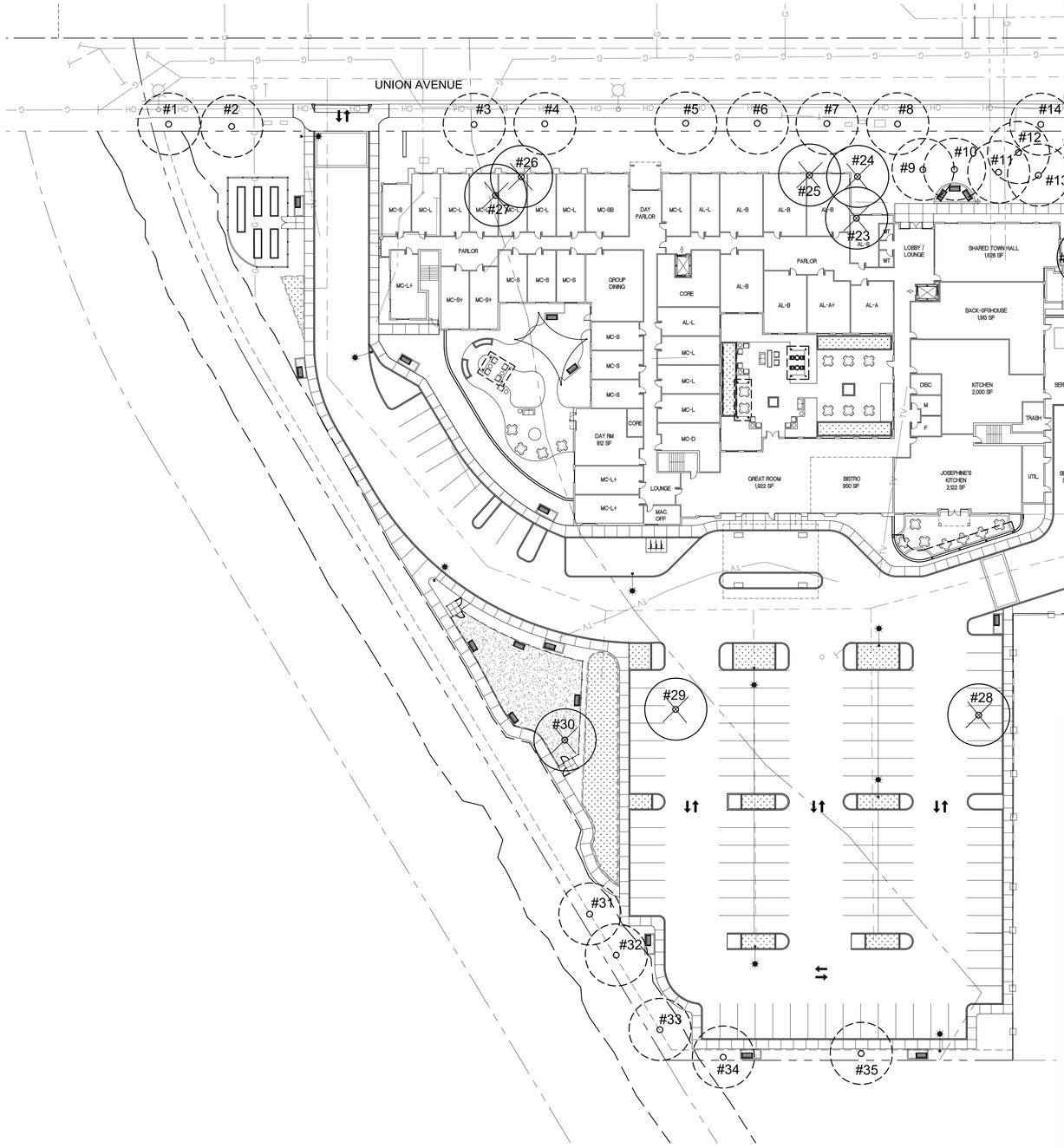

LEGEND

#31 EXISTING TREE TO REMAIN

#31 EXISTING TREE TO BE REMOVED

TREE INVENTORY TABLE

TREE NO.	SPECIES	TRUNK DIAMETER	PRESERVE/ REMOVE	TREE NO.	SPECIES	TRUNK DIAMETER	PRESERVE/ REMOVE
1	COAST LIVE OAK	17.7	PRESERVE	21	FLAXLEAF PAPERBARK	12.1	REMOVE
2	COAST LIVE OAK	12.3	PRESERVE	22	FLAXLEAF PAPERBARK	15.8	REMOVE
3	COAST LIVE OAK	11.6	PRESERVE	23	COAST REDWOOD	3.0	REMOVE
4	COAST LIVE OAK	24.9	PRESERVE	24	COAST REDWOOD	17.9	REMOVE
5	COAST LIVE OAK	25.5	PRESERVE	25	COAST REDWOOD	24.7	REMOVE
6	COAST LIVE OAK	13.8	PRESERVE	26	COAST REDWOOD	12.8	REMOVE
7	COAST LIVE OAK	13.2	PRESERVE	27	COAST REDWOOD	9.7	REMOVE
8	COAST LIVE OAK	13.8	PRESERVE	28	JAPANESE ZELKOVA	14.5	REMOVE
9	COAST LIVE OAK	20.0	PRESERVE	29	CHINESE PISTACHE	8.0	REMOVE
10	COAST LIVE OAK	19.1	PRESERVE	30	COAST LIVE OAK	66.1	REMOVE
11	COAST REDWOOD	36.8	PRESERVE	31	CALIFORNIA BLACK WALNUT	20.1	PRESERVE
12	COAST REDWOOD	33.3	PRESERVE	32	CALIFORNIA BLACK WALNUT	18.9	PRESERVE
13	COAST REDWOOD	30.8	PRESERVE	33	COAST LIVE OAK	11.4	PRESERVE
14	COAST REDWOOD	26.2	PRESERVE	34	BAY LAUREL	15.1	PRESERVE
15	COAST REDWOOD	34.7	PRESERVE	35	COAST LIVE OAK	7.2	PRESERVE
16	FLAXLEAF PAPERBARK	18.2	REMOVE	36	COAST LIVE OAK	7.4	PRESERVE
17	FLAXLEAF PAPERBARK	22.0	REMOVE				
18	FLAXLEAF PAPERBARK	19.5	REMOVE				
19	FLAXLEAF PAPERBARK	24.6	REMOVE				
20	FLAXLEAF PAPERBARK	22.8	REMOVE				

TREE DISPOSITION NOTES:

TOTAL TREES REMOVED: 15
TOTAL ORDINANCE SIZE TREES REMOVED: 11
TOTAL TREES PLANTED: 38
(EXCLUDING COURTYARD TREES)

0 15 30 60 90

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BELMONT VILLAGE
San Jose

San Jose, CA xxxxx

JOB NO.	V1817
DRAWN	HN
CHECKED	SV
JOB CAPTAIN	SV

ISSUE

△	DATE	DESCRIPTION
	06/26/2018	ENTITLEMENT SET

DRAWING TITLE

TREE DISPOSITION PLAN

SCALE 1"=30'-0"

L5.0

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